

# Guidelines for the Architecture Committee

Updated: September 1, 2022

## MAINTENANCE GUIDELINES

The Covenants clearly state that “all homeowners shall maintain their properties in good repair”. These guidelines provide an outline of what is meant by “good repair.” It is NOT a checklist, but rather a series of examples and guidelines that the architecture committee can use to determine what the Homeowners’ Association, and our fellow homeowners, can expect in the way of home maintenance. These guidelines can be modified as needed.

### **1. Homes:**

#### **Problem: Poorly Maintained or Unmaintained Houses**

Problem Definition: Any house that has fallen into general disrepair such as; Rotten, decayed or corroded siding, trim, doors or garage doors. Broken windows. Broken or inoperable (always left open) doors. Missing or loose shingles. Unchecked moss or mildew growth on the building or the roof. Holes, gaps or openings in the siding or foundation that may harbor rodents, snakes or other vermin. Cracks or gaps in stucco surfaces exceeding 1” width and/or 2 ft in length. Unchecked accumulations of wasp nests. Paint, siding or trim colors that have faded, chipped or discolored to the point that the house is no longer of a uniform color. Broken or rusted external equipment such as A/C units, water softeners, or pool equipment. Torn or missing panels on visible portions of screen enclosures. Sagging or damaged gutters.

### **2. Lawns:**

#### **Problem: Uncut grass**

Problem Definition: Any lawn that exceeds 6” in depth for more than 2 weeks is considered a problem.

#### **Problem: Dead Grass**

Problem Definition: When approximately 20% or more of the visible portion of a properties lawn is dead or diseased and no attempt at corrective action is taken for 60 days or more.

#### **Problem: Unkempt Lawn**

Problem Definition: When a lawn is permitted to grow unchecked without regular maintenance. Some example are: Lack of edging along sidewalks or streets which results in the grass over growing the pavements by several inches; Lack of edging around structures; Allowing lawns to overrun planting beds; Permitting excessive weeds to overtake the turf grass.

### **3. Trees, shrubs, planting beds:**

#### **Problem: Dead Plants**

Problem Definition: When approximately 25% or more of plants in a bed are dead or obviously diseased and no corrective action is taken for 60 days or more.

#### **Problem: Unmaintained Planting Beds**

Problem Definition: Planting beds that become overgrown with weeds or grass; or where plants have been allowed to grow unchecked. Plants and shrubs should not be allowed to grow such that they obstruct windows or walkways, sidewalks, driveways or property identification markers.

**Problem: Unmaintained Trees or Shrubs**

Problem definition: Trees which are obviously dead (no leaves or growth) for 4 months or more. Trees that overhang streets or sidewalks which are not trimmed to provide at least 8 ft vertical clearance.

**4. Fences:**

**Problem: Poorly Maintained or Unmaintained Fences**

Problem Definition: When fences are allowed to deteriorate. Examples include fences out of plumb (vertical) by more than 2" over 6'. Individual boards or slats that have warped or cupped more than 2" out of the plane of the fence. Individual boards or slats that have split or broken where the pieces are loose or pose a hazard. Posts that have warped or cupped to a point where the fence is more than 2" out of line or plumb. Posts that have rotted such that they are no longer able to support the fence. Individual boards or slats that are rotten or decayed such that they are no longer sound. Gates which are missing, or sagging, or do not operate properly.

**5. Sidewalks & Driveways:**

**Problem: Poorly Maintained Driveways or Sidewalks**

Problem Definition: Any driveway or sidewalk that has spalled excessively (surface of the concrete has popped off), or has excessive cracks such that the concrete is no longer structurally sound. Concrete should be free of major oil stains, rust spots, or other stains.

**6. Sheds & Out Buildings:**

**Problem: Poorly Maintained Sheds & Outbuildings**

Problem Definition: Any shed or outbuilding that has fallen into general disrepair such as: Rotten, decayed or corroded siding, trim or doors. Broken windows. Broken or inoperable (always left open) doors. Missing shingles. Unchecked moss or mildew growth on the building. On metal buildings, severely dented siding or multiple small dents. Rotten, decayed or settled building foundations such that the building is no longer securely supported or has shifted out of level by more than 2" over 8'. Holes, gaps or openings in the siding or foundation that may harbor rodents, snakes or other vermin. Unchecked accumulations of wasp nests. Paint, siding or trim colors that have faded or discolored to the point that the shed or out building no longer matches the main home of the property. Excessive use of exterior storage features. (Items are not to be stored outside the structure unless screened from view.)

# **RESTRICTIONS SUMMARY**

## **OUTBUILDINGS, SHEDS, TRAILERS**

All sheds, garages, or other outbuildings must be approved by the Architecture Committee prior to construction. Sheds must have an exterior finish that matches the house. All shed roofs must be shingled to match the house. Sheds must be landscaped as approved by the Architecture Committee. Maximum plate height is 7ft, 4in. No trailer, camper, shack, tent, garage, barn, shed or other similar structure shall be used as a residence at any time.

## **SWIMMING POOLS**

Swimming pools, must be to the rear of the property, and must conform to the setback requirements. Above ground pools are not allowed.

## **CONSTRUCTION MATERIALS OR ACTIVITIES**

If you are working on a project (i.e. patio, landscaping, etc.) you may store materials and equipment for your project on your lot but only for a reasonable amount of time to finish the project. You may only store materials or equipment on YOUR lot. You may not allow trash or debris to accumulate nor block roadways, driveways, easements, or other property with your materials or equipment. You may not excavate or remove earth from any lot for business purposes. Changes to elevation or surface grading must be approved by the Architecture Committee.

## **MAINTENANCE**

You must maintain your house and other structures (such as sheds or fences) in good condition. You are responsible for painting and repair, mowing, watering and repairing the lawn, as well as pruning and trimming trees, hedges and shrubs. You must keep lower branches of trees or shrubs trimmed so that the view of traffic is unobstructed at intersections. You must maintain the sidewalk on your lot and repair it if necessary.